



DESIGN & ACCESS STATEMENT

PROPOSED EXTENSION OF D1-PLACE OF WORSHIP

Extension of Guru Maneyo Granth Gurdwara, Oldbury, B69 4PA

Project Number : 1026

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1. Introduction

- 1.1. This Planning Design and Access Statement has been prepared by W13 Ltd, on behalf of applicant to accompany a planning application submission to Sandwell Council. The application seeks planning permission for an extension to the second floor of Guru Maneyo Granth Gurdwara, Popes Lane, Oldbury, B69 4PA.
- 1.2. The building is located on Popes Lane within a commercial setting, sitting eight metres back from the highway. It has parking to the front of this along with a separate parking area across the road.
- 1.3. The proposal is for a new second floor extension to include new rooms, stores and offices as the existing congregation is struggling with the existing space. The existing Sachkhand room is quite small and therefore a new larger room is required.

2. Use

- 2.1. The peak use currently is Sundays between 9:30 and 15:00 when up to 250 people are likely to attend. This is not expected to increase with the new proposed rooms, but is only to facilitate the existing congregation.
- 2.2. On Mondays to Fridays, there is approximately 50-60 people who filter in and out of the building during the day and evening up to 21:00.
- 2.3. The typical number of people that currently filter in and out of the premises each day from Monday to Friday will be as the following;

| Day | Time Period | Number of People |
|-----------|---------------|------------------|
| Monday | 04:00 – 21:00 | 50 – 60 |
| Tuesday | 04:00 – 21:00 | 50 – 60 |
| Wednesday | 04:00 – 21:00 | 50 – 60 |
| Thursday | 04:00 – 21:00 | 50 – 60 |
| Friday | 04:00 – 21:00 | 50 – 60 |

- 2.4. The peak use is currently over weekends during certain time periods, which are as follows;

| Day | Time Period | Number of People |
|----------|---------------|------------------|
| Saturday | 04:00 – 09:30 | 20 – 30 |
| Saturday | 09:30 – 14:00 | 150 – 175 |
| Saturday | 14:00 – 17:00 | 60 – 70 |
| Saturday | 17:00 – 21:00 | 70 - 100 |
| Sunday | 04:00 – 09:30 | 20 – 30 |
| Sunday | 09:30 – 14:00 | 175 – 220 |
| Sunday | 14:00 – 17:00 | 70 – 80 |
| Sunday | 17:00 – 21:00 | 10 – 20 |

- 2.5. There are 5 religious days on the Sikh Calendar that will attract more than the average number of worshippers between Monday – Friday. However, the number does not exceed the total number stated within the table above (220). The worshippers attend the Sikh Temple throughout the day commencing from 04:00 and finished at 21:00 hours, with a peak being between the time period of 18:00 – 21:00. Therefore, if a maximum of 220 people attend over a 14-hour day, there will be an average of approximately 13 worshippers attending per hour. During the peak time period 18:00 – 21:00 hours, there will be an average of 44 worshippers attending per hour.
- 2.6. No dual-purpose use is planned for the proposed facility, the usage being confined to worshippers and users of the dining facilities.
- 2.7. The temple alarmed and secured following closure at which point volunteers of worshippers will remain behind to clean, prepare for the next day.
- 2.8. In the Sikh faith free hot food is served to all with no restriction or discredit to the wider community. The food is prepared in onsite kitchen facilities by Volunteers of the Sikh Temple, the kitchen facilities are inspected by the Local Authority Environmental Health Department on a regular basis to ensure that the health and hygiene standards are beyond satisfactory. Toilets, changing and cleansing areas together with clothing and footwear store areas will be provided within the building for volunteers within the kitchen and washup areas. The food is eaten in the dining hall and full toilet facilities - male, female and disabled with child change facilities in both male and female toilets, are provided especially as food and drink (non-alcoholic) will be served on the premises.
- 2.9. No amplified sound is used outside the building whatsoever. Internally amplified sound will be used within both prayer halls, along with sound into the Langar hall. The sound will only be amplified sufficiently for the congregation to hear. The external windows are double glazed units, with traditional solid wall construction thus reducing noise spillage which may occur for the internally amplified sound.
- 2.10. Other potential sources of noise are the usual movement of vehicles and people to and from the car parking facilities and in / out of the building, however with Popes Lane having a relatively high commercial usage the proposal does not cause a detrimental impact.

3. Appearance

- 3.1. The external appearance of the building will be minimally affected by the addition of the above floor but will complement the original Architecture. The front and rear are tapered to look like mansard roofs. The sides are also pushed back so that they seem more subservient.
- 3.2. The current 2nd floor will remain the same height and stepped back from the street, so that it is not as prominent to the street scene. The rooms will be created the roof area. The materials used will be of similar colour and style to the existing roof tiles to complement the existing building.

4. Vehicular Access & Transport Links

- 4.1. Worshippers travel the premises predominately from Oldbury, with small numbers of regular worshippers coming from Wolverhampton and Willenhall. Most local worshippers residing in Oldbury have advised they prefer to walk to the premises who are within 10/15 minute walking distance, remaining worshippers will either utilise personal transport and/or public transport.
- 4.2. Given the good transport links within the local area the anticipation is that a high proportion of regular worshippers will be utilising public transport if not on foot.
- 4.3. The site currently has 22 standard car parking bays across the frontage accessed directly off Popes Lane with 2 disabled spaces.
- 4.4. Additional parking is location at the corner of Wellington Street and Parsonage Street where the gurdwara owns ¼ acre strip of land. This parking area allows for an additional 60 car parking bays within 400 foot of the building.
- 4.5. For those traveling by car the total number of parking spaces will be 82 No., 60 No. of which will be located off site. As a process to ensure full use of the offsite parking a car parking marshalling service will be put in place along with adequate signage during peak hours to ensure the overspill / additional car park is utilised.
- 4.6. The new development will relate to existing roads, footpaths and public transport in exactly the same way as the existing building.
- 4.7. Bicycle rack provision will be provided within the rear yard/gardens accessed via secure side path.
- 4.8. The nearest train station is Smethwick Galton Bridge, located approximately 1.3miles away.
- 4.9. The site is fully accessible to emergency services and the proposal do not effect emergency services access.
- 4.10. No new parking areas are required for this extension as the footfall is expected to remain the same. The additional space is required to accommodate the existing congregation.

5. Pedestrian Access / Circulation

- 5.1. The main entrance will remain as stepped access entering the main foyer and existing grand stair up to first floor. A 1:15 ramp is provided with a Level access platform to the doors located to the left of the main entrance with Part M compliant Platform lift installed between Ground and First Floor.
- 5.2. The building has full facilities provided to accommodate for disabled worshippers. 2No. disabled access parking bays are available located adjacent the front entrance.

6 Materials

- 6.1. The proposal for the second floor is to be constructed with concrete grey tiles to match the existing. There will also be corrugated metal cladding to the central area with a glazed dome to the top of the building.
- 6.2 The proposed design covers the existing roof and we believe the new design complements the existing building whilst being stepped back from the frontage. This creates a subservience from the main façade.

7 Summary

- 7.1. The proposed development provides additional rooms for the existing congregation only who are struggling for space in the existing building.
- 7.2. The parking will not be affected by the proposal as the number of worshippers is expected to stay the same.
- 7.3. The proposed design sits on the existing roof and does not go higher than the existing ridge height.